

## OFFICIAL STATEMENT

VISTA UNIFIED SCHOOL DISTRICT  
SAN DIEGO COUNTY, CALIFORNIA

\$605,000 PRINCIPAL AMOUNT

1970 School Bonds, Series B  
(General Obligations)no slip  
INSTITUTE OF GOVERNMENT  
STUDIES

NOV 11 1976

UNIVERSITY OF CALIFORNIA

Bids to be received by the Clerk of the Board of Supervisors of San Diego County, Room 306, San Diego County Administration Center, 1600 Pacific Highway, San Diego, California 92101 on Tuesday, November 30, 1976, at 9:30 A.M.

School administration San Diego co.  
" architecture "  
Public debts County "  
Investments Public securities





7609106

VISTA UNIFIED SCHOOL DISTRICT  
San Diego County, California

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PROFESSIONAL SERVICES

Orrick, Herrington, Rowley & Sutcliffe, San Francisco  
Bond Counsel

Stone & Youngberg Municipal Financing Consultants, Inc.  
San Francisco and Los Angeles  
Financing Consultants

THE DATE OF THIS OFFICIAL STATEMENT IS NOVEMBER 1, 1976

TO WHOM IT MAY CONCERN:

The purpose of this Official Statement is to supply information to prospective bidders on, and buyers of, \$605,000 principal amount of the 1970 School Bonds, Series B, proposed to be issued by the Vista Unified School District.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultants to Vista Unified School District (which firm will receive compensation from the District contingent upon the sale and delivery of the Bonds).

This Official Statement is not to be construed as a contract with the purchasers of the 1970 School Bonds, Series B. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

No dealer, broker, salesman or other person has been authorized by the District to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of the Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

The members of the Board of Trustees of the Vista Unified School District have reviewed this Official Statement and have determined that as of the date hereof the information contained herein is, to the best of their knowledge and belief, true and correct in all material respects and does not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made, in light of the circumstances under which they were made, not misleading. The Vista Unified School District will deliver to the purchaser of the Bonds a certificate as to the above, dated the date of Bond delivery and further certifying that the signatories know of no material adverse change in the condition of the District which would make it unreasonable for the purchaser of the Bonds to rely upon the Official Statement in connection with the resale of the Bonds, and authorizing the purchaser of the Bonds to distribute copies of the Official Statement in connection with the resale of the Bonds. 100 copies of the Official Statement will be supplied to the purchaser of the Bonds for this purpose.

The opinion of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel to the District, will be furnished to the successful bidder (see the section entitled "Legal Opinion" herein). The scope of Bond Counsel's employment in connection with the review of this Official Statement has been limited to reviewing the statements of law and legal conclusions set forth herein under the sections titled "The Bonds", excepting the material under the heading "Estimated Debt Service."

November 1, 1976

Jack Price  
Superintendent  
VISTA UNIFIED SCHOOL DISTRICT



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Vicinity map showing the location of Vista in relation to the city of San Diego.





## INTRODUCTION

The \$605,000 principal amount of Vista Unified School District 1970 School Bonds, Series B represents the second and final sale of a total authorization of \$920,000 approved by District voters at an election held on February 17, 1970. Proceeds from the sale of the Series B Bonds will be used to expand and modernize Alta Vista Continuation School, to construct a warehouse-bus transportation-maintenance facility, and to purchase an elementary school site.

The District is located in northwestern San Diego County and includes the City of Vista, portions of the cities of Oceanside, Carlsbad, and San Marcos and adjoining unincorporated areas. The District is approximately 40 miles north of San Diego, 90 miles south of Los Angeles, and 485 miles south of San Francisco. It is about six miles inland from the Pacific shoreline.

Until recent years, the District was primarily an agricultural area devoted to the cultivation of avocados, citrus, flowers, and other farm products. Agriculture still plays an important part in the economy of the area. However, the community is changing to a suburban-type residential environment with pleasant semi-rural living conditions. Although the industrial base is modest the District has attracted light manufacturing firms.

The City of Vista accounts for approximately 63 percent of the District's total population and assessed valuation. In a special census conducted in April 1975 by the County Planning Department and the State Department of Finance, the population of the City of Vista was recorded at 28,302, nearly 15 percent greater than the 1970 Federal Census.

This growth in population is reflected in construction activity. Building permit activity in the City of Vista was very strong in the first eight months of 1976, exceeding \$14 million. This level was substantially higher than the full-year total for either 1974 or 1975. During the past 5½ years residential permits have accounted for approximately 73 percent of the total dollar value of construction permits issued by the city. During the first half of 1976, the average permit value of new single family homes was \$40,700, exclusive of land, compared with a countywide average of \$39,887.

Taxable sales within the City of Vista show steady growth. Between 1971 and 1975 sales outlets increased from 500 to 627, an increase of over 25 percent. Taxable transactions during that same period increased from \$34,264,000 to \$58,511,000, or nearly 71 percent.

Upon delivery of the 1970 School Bonds, Series B currently being offered for sale, the District's direct debt will be \$4,753,272 or 2.89 percent of assessed valuation and 0.72 percent of estimated real value. Net direct and estimated overlapping debt will be 12.50 percent and 3.14 percent of assessed valuation and estimated real value respectively.

## THE BONDS

### AUTHORITY FOR ISSUANCE

The \$605,000 principal amount of Vista Unified School District 1970 School Bonds, Series B, now being offered for sale are general obligations to be issued under provisions of Part 3, Division 16, Chapter 7 of the State of California Education Code, and pursuant to a resolution of the Board of Supervisors of San Diego County adopted on November 2, 1976.

The 1970 School Bonds, Series B, in the principal amount of \$605,000, represents the second sale from an authorization of \$920,000 approved by District voters on February 17, 1970. Series A Bonds (\$315,000) were dated September 1, 1970. The sale of the \$605,000 1970 School Bonds, Series B, will complete the \$920,000 authorization.

### TERMS OF SALE

Bids will be received by the Board of Supervisors of San Diego County on or before 9:30 A.M. on Tuesday, November 30, 1976, at the Office of the Clerk of the Board of Supervisors, Room 306, San Diego County Administration Center, 1600 Pacific Highway, San Diego, California. The Bonds will be sold pursuant to the terms of sale contained in the Official Notice of Sale adopted November 2, 1976.

### DESCRIPTION OF THE BONDS

The 1970 School Bonds, Series B, consist of \$605,000 aggregate principal amount dated January 1, 1977. The Bonds, all in the denomination of \$1,000 (bidders may designate the denomination of the bonds which may be in the denomination of \$5,000) will mature serially in consecutive numerical order from lower to higher as set forth in the following maturity schedule:

<u>Maturity Date</u> <u>January 1</u>	<u>Principal</u> <u>Amount</u>
1978	\$20,000
1979	20,000
1980	20,000
1981	25,000
1982	25,000
1983	30,000
1984	30,000
1985	30,000
1986	35,000
1987	35,000
1988	40,000
1989	40,000
1990	45,000
1991	45,000
1992	50,000
1993	55,000
1994	60,000



## INTEREST

Interest on the Bonds at a rate not to exceed seven percent (7%) per annum is payable for the first year on January 1, 1978 and semiannually thereafter on July 1 and January 1.

## REDEMPTION PROVISIONS

Bonds maturing on or prior to January 1, 1990 are not subject to call and redemption prior to their fixed maturity dates. Bonds maturing on or after January 1, 1991 are subject to call and redemption prior to their fixed maturity dates at the option of the District as a whole or in part in inverse numerical order on any interest payment date on and after January 1, 1990 at the following redemption price: the principal amount of the bonds so called for redemption and accrued interest thereon to date of redemption plus a premium of (a) one-quarter of one percent of such principal amount plus (b) one-quarter of one percent of such principal amount for each whole year and for any fraction of a year remaining from the date of redemption to the fixed maturity date of the bonds so called for redemption.

## PAYMENT

Both principal and interest are payable in lawful money of the United States at the office of the Treasurer of San Diego County in San Diego, California.

## EXECUTION AND REGISTRATION

Coupon bonds will be issued by the Board of Supervisors on behalf of the District. The Bonds will be executed by the manual signature of at least one official authorized to execute the Bonds. The Bonds are registrable only as to both principal and interest.

## LEGAL OPINION

The legal opinion of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel to the District, approving the validity of the Bonds of Series B, will be furnished to the purchasers without charge at the time of the original delivery of the Bonds of Series B. A copy of the legal opinion will be printed on each bond. See the concluding paragraph of the "To Whom It May Concern" section of this Official Statement regarding the scope of bond counsel's review of this Official Statement. Bond counsel's fee is payable from the proceeds of the Bonds and is contingent upon bond delivery.

## TAX EXEMPT STATUS

In the opinion of bond counsel, the interest on the Bonds is exempt from present federal income taxes and from State of California personal income taxes under existing statutes, regulations, and court decisions; and the Bonds are exempt from all California taxes except inheritance, gift, and franchise taxes.

## LEGALITY FOR INVESTMENT

In the opinion of bond counsel, the Bonds are legal investments in California for all trust funds and for the funds of insurance companies, commercial and savings banks, trust companies, and for state school funds, and are eligible as security for deposits of public monies in California.

## SECURITY

The Bonds are general obligations of the Vista Unified School District, and the Board of Supervisors of San Diego County has the power and is obligated to levy ad valorem taxes for payment of the Bonds and the interest thereon upon all property within the District, subject to taxation by the District (except certain personal property which is taxable at limited rates), without limitation of rate or amount.

## NO LITIGATION

At the time of payment for and delivery of said Bonds, the successful bidder will be furnished with a certificate that there is no litigation pending affecting the validity of the Bonds.

The present California system of levying taxes and applying funds for public school purposes has been held unconstitutional under provisions of the California Constitution by a California Superior Court in Serrano v. Priest, and an appeal is pending before the California Supreme Court. The Superior Court judgment provides that the existing system of financing schools shall continue to operate for a reasonable length of time (not to exceed six years from 1974) so that a constitutional system can be placed into operation.

The outcome of this litigation, and any resulting change in the sources of funds, including property taxation, is not determinable at this time.

## PURPOSE OF ISSUE

The Bonds were authorized by more than two-thirds of the voters voting at an election duly held in the District and will be issued and sold for the purpose of raising money for authorized school purposes.

## ESTIMATED DEBT SERVICE

Table 1 presents a schedule of estimated annual debt service for the Bonds currently being offered for sale and debt service on prior District bonds. Estimated interest on the Bonds, as shown in Table 1, is at the maximum rate of seven percent (7%).



Table 1  
VISTA UNIFIED SCHOOL DISTRICT  
Estimated Annual Bond Service  
\$605,000 1970 School Bonds, Series B

Fiscal Year	\$605,000 1970 School Bonds, Series B						
	Principal Outstanding July 1	Interest Estimated @ 7% Payable July 1	Interest Estimated @ 7% Payable January 1	Principal Maturing January 1	Estimated Annual Bond Service	Prior Bond Service (1)	Estimated Total Bond Service
1977/78	\$605,000	\$	\$ 42,350	\$ 20,000	\$ 62,350	\$ 425,611.25	\$ 487,961.25
1978/79	585,000	20,475	20,475	20,000	60,950	434,561.25	495,511.25
1979/80	565,000	19,775	19,775	20,000	59,550	432,348.75	491,898.75
1980/81	545,000	19,075	19,075	25,000	63,150	424,892.50	488,042.50
1981/82	520,000	18,200	18,200	25,000	61,400	458,996.25	520,396.25
1982/83	495,000	17,325	17,325	30,000	64,650	441,118.75	505,768.75
1983/84	465,000	16,275	16,275	30,000	62,550	387,062.50	449,612.50
1984/85	435,000	15,225	15,225	30,000	60,450	380,362.50	440,812.50
1985/86	405,000	14,175	14,175	35,000	63,350	387,725.00	451,075.00
1986/87	370,000	12,950	12,950	35,000	60,900	358,537.50	419,437.50
1987/88	335,000	11,725	11,725	40,000	63,450	344,912.50	408,362.50
1988/89	295,000	10,325	10,325	40,000	60,650	335,625.00	396,275.00
1989/90	255,000	8,925	8,925	45,000	62,850	321,375.00	384,225.00
1990/91	210,000	7,350	7,350	45,000*	59,700	307,125.00	366,825.00
1991/92	165,000	5,775	5,775	50,000*	61,550	---	61,550.00
1992/93	115,000	4,025	4,025	55,000*	63,050	---	63,050.00
1993/94	60,000	2,100	2,100	60,000*	64,200	---	64,200.00
Total		\$203,700	\$246,050	\$605,000	\$1,054,750	\$5,440,253.75	\$6,495,003.75

(1) Source: San Diego County Auditor-Controller records.

\* Callable on or after January 1, 1990.

## THE IMPROVEMENT PROGRAM

The Vista Unified School District was formed in 1936. District facilities include nine elementary schools, two junior high schools, one high school, and one continuation high school. The 1976 School Bonds, Series B, currently being offered are a part of a \$920,000 authorization approved by more than two-thirds of the voters voting at an election held in the District on February 17, 1970, and will be issued and sold for the purpose of raising money for authorized school purposes.

Proceeds from the sale of the \$605,000 principal amount of the 1970 School Bonds, Series B, will be used to implement the purchase of one elementary school site and institute a program of up-grading and modernizing two existing facilities.

The estimated costs of these programs are shown in the tabulation below:

<u>Project</u>	<u>Estimated Cost</u>
Purchase one elementary school site (approximately 10 acres)	\$100,000
Expand and modernize Alta Vista Continuation School	250,000
Construct district warehouse facility, bus transportation facility and maintenance/repair facility	200,000
Contingency	<u>55,000</u>
TOTAL	\$605,000

The sale of the \$605,000 general obligation bonds will complete the February 17, 1970 authorization. The District has no plans to place another authorization before the voters for at least two years.



## DISTRICT ORGANIZATION AND FINANCIAL DATA

### ORGANIZATION

The Vista Unified School District provides elementary and secondary school educational services to residents of a 36 square-mile area in northwestern San Diego County that includes the City of Vista, a small portion of the cities of Oceanside and Carlsbad, and certain unincorporated areas. The District has operated as a unified school district under the laws of the State of California since its formation on July 1, 1936. The District is governed by an independent Board of Trustees of five members who are elected at large for overlapping four-year terms. The Superintendent, who is appointed by the Board of Trustees, administers the District's affairs in accordance with policies of the Board of Trustees. Dr. Jack Price, who was appointed Superintendent in May of 1976, has had more than 24 years of professional experience in public education and administration.

### FACILITIES AND ATTENDANCE

The District's facilities include 9 elementary schools, 2 junior high schools, 1 senior high school, and 1 continuation school. The District's staff includes 421 full-time certificated, 151 full-time classified, 39 administrative (certificated), 230 part-time classified and 20 part-time certificated employees.

Table 2 shows District assessed valuations, average daily attendance, and assessed valuation per student in average daily attendance since 1972/73. These data indicate the District's assessed valuation increased over 94.0 percent and assessed valuations per unit of average daily attendance increased approximately 86.1 percent. Average daily attendance estimated at 10,181 in 1976/77 represents an increase of approximately 4.4 percent since 1972/73.

Table 2  
VISTA UNIFIED SCHOOL DISTRICT  
Assessed Valuation and Average Daily Attendance

Fiscal Year	Assessed Valuation	Average Daily Attendance	Assessed Valuation Per Unit Average Daily Attendance
1972/73	\$ 84,777,836	9,752	\$ 8,693
1973/74	103,414,903	9,949	10,395
1974/75	114,165,644	9,981	11,438
1975/76	121,043,430	10,191	11,877
1976/77	164,718,868	10,181 (1)	16,179

Sources: San Diego County Auditor-Controller (Assessed Valuations),  
and Vista Unified School District (Average Daily Attendance).

## ASSESSED VALUATIONS

The San Diego County Assessor assessed property for District tax purposes. The State Board of Equalization reports the 1976/77 San Diego County valuations average 25.1 percent of full market value, except for public utility property, which is assessed by the State at 25 percent of full value.

Under California law two types of exemptions of property from ad valorem taxes became effective in the 1969/70 fiscal year. One exempts 50 percent of the value of business inventories from ad valorem taxes. The other provides for an exemption of \$1,750 of the assessed valuation of an owner-occupied dwelling if the owner files for the exemption. Under a recently enacted Constitutional Amendment, the California Legislature can raise this exemption. Revenue estimated to be lost to each taxing entity as a result of these exemptions is fully reimbursed to the taxing entity from state funds. The reimbursement is based upon total taxes which would be due on the assessed valuation of the property qualifying for these exemptions, without allowance for tax collection delinquencies. Table 3 presents the District's 1976/77 assessed valuation by tax roll, before and after these two exemptions.

Table 3  
VISTA UNIFIED SCHOOL DISTRICT  
1976/77 Assessed Valuation

Tax Roll	Taxable Assessed Valuation	Homeowners and Business Inventory Exemptions	Assessed Valuation for Revenue Purposes
Secured	\$139,674,548	\$15,267,202	\$154,941,750
Utility	5,884,430	--	5,884,430
Unsecured	<u>3,105,098</u>	<u>787,590</u>	<u>3,892,688</u>
Total	\$148,664,076	\$16,054,792	\$164,718,868

Source: San Diego County Auditor-Controller.

Table 4 shows a five-year history of the District's assessed valuations by tax roll prior to deductions for the two previously discussed special exemptions.

Table 4  
VISTA UNIFIED SCHOOL DISTRICT  
Assessed Valuation by Tax Roll

Tax Roll	1972/73	1973/74	1974/75	1975/76	1976/77
Secured Roll	\$78,181,618	\$ 96,693,479	\$106,620,169	\$112,112,342	\$154,941,750
Unsecured Roll	2,560,088	2,678,694	3,343,335	3,558,018	3,892,688
Utility Roll	<u>4,036,130</u>	<u>4,042,730</u>	<u>4,202,140</u>	<u>5,373,070</u>	<u>5,884,430</u>
Total	\$84,777,836	\$103,414,903	\$114,165,644	\$121,043,430	\$164,718,868

Source: San Diego County Auditor-Controller.



## REVENUE LIMITATIONS

Since 1973/74, California school districts have operated under general purpose property tax revenue limitations established by legislation adopted in 1973. This legislation, however, does not impose a maximum property tax rate for the purpose of meeting general obligation bond service payments. The Board of Supervisors of San Diego County is required to levy ad valorem taxes without limit as to rate or amount to meet general obligation debt service of the District.

Since 1973/74 allowable general purpose annual tax rates to be applied to a district's assessed valuation have been derived from a statutory formula which takes into account a number of factors including adjustments for inflation, limited mandatory contributions to the Teachers' Retirement System, basic state aid, state equalization aid, changes in average daily attendance, and prior years' tax collections. The tax required to raise the general purpose monies is the district's maximum general purpose tax rate.

In 1975/76 the District's general purpose revenue limit per unit of average daily attendance and general purpose tax rate were: \$993.25 and \$5.152 per \$100 assessed valuation, respectively.

In 1976/77, the general purpose revenue limit per unit of average daily attendance is \$1,107.31, with a general purpose tax rate of \$4.338 per \$100 of assessed valuation.

## TAX RATES

Table 5 shows the Vista Unified School District Tax Rate for the past five year period. The District's total tax rate during this period ranged from \$5.510 to \$4.620 per \$100 assessed valuation.

Table 5  
VISTA UNIFIED SCHOOL DISTRICT  
Property Tax Rates per \$100 Assessed Valuation

	1972/73	1973/74	1974/75	1975/76	1976/77
General Non-Categorical	\$3.237	\$3.199	\$3.803	\$3.956	\$3.846
Voted Override (1)	--	.750	.750	.750	--
State School Building Fund					
Apportionment Repayment	.106	.231	.331	.346	.327
Other Categorical	<u>1.164</u>	<u>.074</u>	<u>.148</u>	<u>.100</u>	<u>.165</u>
Total General Purpose	\$4.507	\$4.254	\$5.032	\$5.152	\$4.338
Bond Interest and Redemption	<u>.502</u>	<u>.398</u>	<u>.410</u>	<u>.358</u>	<u>.282</u>
Total Rate	<u>\$5.009</u>	<u>\$4.652</u>	<u>\$5.442</u>	<u>\$5.510</u>	<u>\$4.620</u>

(1) Authorized at an election held June 5, 1973, effective for three years, terminated June 30, 1976.

Source: San Diego County Auditor-Controller.

There are 62 Tax Code Areas in the District. In the 1976/77 tax year, total tax rates within these code areas range from \$8.148 to \$11.139 per \$100 assessed valuation. Tax Code Area 12-004, located within the City of Vista, is the largest area by assessed valuation in the District. The 1976/77 secured assessed valuation of Code Area 12-004 is \$89,980,915, which represents 54.6 percent of the District's 1976/77 assessed valuation. Tax rates in Code Area 12-004 are listed in Table 6.

Table 6  
VISTA UNIFIED SCHOOL DISTRICT  
Tax Code Area 12-004  
Total Tax Rates per \$100 Assessed Valuation

Tax Agency	Rate	
	1975/76	1976/77
San Diego County	\$ 2.621	\$ 2.282
County Library	.173	.167
City of Vista	1.140	1.120
Vista Unified School District	5.510	4.620
Community College District	.573	.602
Other Education Purposes	.219	.224
Tri-City Hospital District	.269	.266
Metropolitan Water District	.140	.140
County Water Agency	.110	.110
Total All Property	\$10.755	\$ 9.531
Vista Sanitation Debt Service	.195	.136
Land Only Rate:		
Palomar Resource Conservation District	.004	.003
Vista Irrigation	.883	1.150
Total All Rates	\$11.837	\$10.820

Source: San Diego County Auditor-Controller.

A listing of major taxpayers in the District and their 1975/76 assessed valuations is presented in Table 7.

Table 7  
VISTA UNIFIED SCHOOL DISTRICT  
Major Taxpayers, Fiscal Year 1976/77

Taxpayer	Product/Service	Assessed Valuation
Sunset Hills Ltd.	Land owner	\$1,036,250
Arestad, Ragnar & Darlene	Developer	1,005,900
Thibodo, Russel L. et al	Developer	908,050
Akiyama, Joe S.	Land owner	583,350
Buena Vista 140	Developer	512,500
Draft Systems Inc.	Industrial complex	448,088
Sharp, Don Motor Imports, Inc.	Automobile Sales	430,000
Vanruiten, Pete & Mary	*	401,225
Dawson, Ida	Land owner	345,250
Thibodo Rancho Partnership	Developer	331,250

\* County Auditor-Controller lists the Product/Service as unavailable.

Source: San Diego County Auditor-Controller. Criteria of selection were: frequency of same name on District's tax roll parcels and large assessed values on individual parcels.



## TAX LEVIES, COLLECTIONS, AND DELINQUENCIES

District ad valorem taxes are collected by the San Diego County Tax Collector at the same time and on the same rolls as county and city taxes. Secured taxes are due in two installments on November 1 and March 1 and become delinquent on December 10 and April 10, respectively. Unsecured taxes are payable on March 1 and become delinquent the following August 31. Table 8 summarizes the total secured tax levies and the amount and percentage of the levy delinquent as of June 30 for the past five fiscal years in the District's tax code areas.

Table 8  
VISTA UNIFIED SCHOOL DISTRICT  
Secured Tax Delinquency

Year Ending June 30	Secured Tax Levy	Delinquent as of June 30	
		Amount	Percent
1972	\$2,982,859	\$ 73,340	2.46%
1973	3,505,750	57,859	1.65%
1974	3,732,583	79,828	2.14%
1975	4,881,696	227,044	4.65%
1976	5,302,391	276,040	5.21%

Source: San Diego County Auditor-Controller.

## FUND BALANCES

The tabulation in Table 9 presents the surplus balances in District funds as of June 30 for the past five fiscal years.

Table 9  
VISTA UNIFIED SCHOOL DISTRICT  
Fund Balances as of June 30

Fund	1972	1973	1974	1975	1976
General Fund	\$1,443,970	\$333,551	\$1,161,123	\$2,124,211	\$2,658,733
Bond Interest & Redemp. Fund	297,726	330,796	335,662	358,815	354,130
Building Fund	--	--	--	2,608	4,317
State School Building Fund	285,139	(2,864)	(17,783)	104,533	(65,022)
Special Reserve Fund	284	307	342	503	540
Cafeteria Account	11,254	1,216	16,800	51,352	84,723

Source: District audit reports for 1972, 1973, 1974, and 1975. Annual budget report for 1976 (unaudited).

## GENERAL FUND INCOME AND EXPENDITURES

Table 10 presents a five-year summary of general fund income and expenditures of the Vista Unified School District as reported in annual audits of the District. Also included in Table 10 is the summary of the Revised Budget for the past five years and variation of these Revised Budgets to actual expenditures and the adopted general fund budget.

Table 10  
VISTA UNIFIED SCHOOL DISTRICT  
Summary of General Fund Income and Expenditures

Fiscal Year:	1970/71	1971/72	1972/73	1973/74	1974/75
Beginning Balance July 1	\$ 947,309	\$1,230,527	\$ 1,445,970	\$ 333,551	\$ 1,161,123
Adjustment to Beginning Balance	(463)	47,671	(45,325)	31,977	45,937
Net Beginning Balance	\$ 946,846	\$1,278,198	\$ 1,398,645	\$ 365,528	\$ 1,207,060
<b>Income:</b>					
Federal Sources	\$ 634,043	\$ 699,740	\$ 600,240	\$ 633,635	\$ 780,728
State Sources	3,821,149	3,897,490	4,162,536	6,135,169	6,853,731
County Sources	---	---	---	---	23,463
Local Sources	2,609,816	3,030,401	3,689,552	3,790,332	5,138,244
Other	128,285	96,854	87,283	138,755	---
Incoming Transfers	47,618	92,261	97,590	171,930	186,464
Subtotal	7,240,911	7,816,746	8,637,201	10,869,821	13,982,630
Variance(1)	---	---	8,864	---	---
Total Income Available	\$8,187,757	\$9,094,944	\$10,044,710	\$11,235,349	\$14,189,690
<b>Expenditures: (2)</b>					
Certified Salaries	---	---	---	---	6,941,468
Classified Salaries	---	---	---	---	2,141,322
Employee Benefits	---	---	---	---	1,011,010
Books, Supplies, Equipment Replacement	---	---	---	---	722,100
Contracted Services	---	---	---	---	575,312
Administration	148,442	182,985	240,582	289,541	---
Instruction	5,090,936	5,564,597	6,307,506	6,968,537	---
Health Services	61,929	66,516	77,160	94,181	---
Pupil Transportation	231,889	259,633	266,398	308,085	---
Operation of Plant	407,783	550,447	701,906	742,282	---
Maintenance of Plant	197,029	237,016	318,392	262,997	---
Fixed Charges	498,672	550,447	900,861	951,892	---
Food Services	21,281	13,039	23,689	41,413	---
Community Services	69,554	53,606	68,469	68,117	---
Capital Outlay	166,715	184,677	663,008	86,598	265,229
Debt Service(3)	---	---	95,638	232,035	373,070
Outgoing Transfers	---	640	47,550	28,548	35,968
Total Expenditures	\$6,957,230	\$7,650,974	\$ 9,711,159	\$10,074,226	\$12,065,479
Budget Expenditures	7,053,489	8,114,841	9,489,410	9,935,919	12,390,252
Variance to Actual Expenditures	96,259	463,867	(221,749)	(138,307)	324,773
Ending Balance June 30	\$1,230,527	\$1,443,970	\$ 333,551	\$ 1,161,123	\$ 2,124,211

(1) To be journalized in 1973/74 to match State School Building Fund adjustment made 1972/73.

(2) Beginning in 1974/75 all school districts in the State of California are required to follow accounting and financial reporting procedures in accordance with revenue source categories and classification object code prescribed by the California State Accounting Manual. Certain expenditure items in 1974/75 cannot, therefore, be directly compared with prior years.

(3) Repayment State School Building Aid Loans.

Source: District audit reports for individual years and data furnished by District.



The Tabulations in Table 11 show a summary of the District's 1975/76 actual income and expenditures as shown in the annual budget report. Table 11 also contains a summary of the District's 1976/77 general fund budget.

Table 11  
VISTA UNIFIED SCHOOL DISTRICT  
General Fund Income and Expenditures

	Fiscal Year		
	1975/76 Actual	1976/77 Budget	1976/77 Budget Corr. For Employee Cost Of Living Adjustment*
<u>Income</u>			
Beginning Balance	\$ 2,124,211	\$ 2,658,733	\$ 2,658,733
Adjustment	113,696	---	---
Net Adjusted Beginning Balance	2,237,907	2,658,733	2,658,733
Federal Income	717,367	712,972	712,972
State Income	7,511,866	6,456,243	6,456,243
County Income	55,556	55,000	55,000
Local Sources	5,450,483	7,290,336	7,290,336
Incoming Transfers	365,563	350,000	350,000
Total Net Available Income	\$16,338,742	\$17,523,284	\$17,523,284
<u>Expenditures:</u>			
Certified Salaries	\$ 7,754,466	\$ 8,009,945	\$ 8,370,177
Classified Salaries	2,408,254	2,651,869	2,872,667
Employee Benefits	1,281,383	1,529,066	1,609,607
Books, Supplies and Equip- ment Replacement	771,403	1,224,244	1,224,244
Contracted Services and Other Operating Expenses	618,802	840,062	840,062
Sites, Buildings, Media and Other Equipment	417,676	597,046	597,046
Debt Service	414,431	531,107	531,107
Outgoing Tuition	13,594	25,069	25,069
Total Expenditures	\$13,680,009	\$15,408,408	\$16,069,979
Net Ending Balance	2,658,733	2,114,876	1,453,305
Total Expenditures and Ending Balance	\$16,338,742	\$17,523,284	\$17,523,284

\* District completed labor negotiations with employees on October 8, 1976. Negotiations resulted in an overall 5% cost of living adjustment, plus other adjustments for specific groups. The District governing board is scheduled to approve these adjustments at its November 15, 1976 meeting. District has signed contracts with both of its bargaining agents and does not expect any further adjustments to its 1976/77 ending balance.

Source: Annual Budget Report (Form J-41), 7/1/76 to 6/30/77 adopted August 5, 1976, Vista Unified School District. 1975/76 General Fund, at this time, is unaudited.

## DIRECT AND ESTIMATED OVERLAPPING BONDED DEBT

The District's general obligation bonding capacity is equal to 10 percent of its assessed valuation after all exemptions except homeowner's and business inventory, as adjusted by the Collier Factor. The Collier Factor is a comparison of a county's assessment level with the statewide average ratio. The factor is used to offset differences in assessment levels for intercounty school districts and conforms assessment to the statewide average assessment level for all property. The District's bonding capacity as reported by the San Diego County Auditor-Controller is \$16,154,218. Upon Delivery of the \$605,000 1970 School Bonds, Series B currently being offered, the District's direct general obligation bonded debt will be \$4,753,272. Table 12 is a statement of direct and estimated overlapping bonded debt of the District as of November 30, 1976.

As of June 30, 1976 the District's State School Building Aid repayable amounted to \$7,296,585. The District's share of authorized unsold bonds is as follows:

Metropolitan Water District	\$1,335,900
Vista Sanitation District	\$ 550,000
Vista Irrigation District	\$ 659,200



Table 12

## VISTA UNIFIED SCHOOL DISTRICT

## Statement of Direct and Estimated Overlapping Bonded Debt (1)

Estimated population	48,000	
Assessed valuation	\$164,718,868 (2)	
Estimated real value	\$656,344,000 (3)	

  

Public Entity	Percent Applicable (4)	Estimated Debt Applicable November 30, 1976
San Diego County	2.562%	\$ 106,067 (5)
San Diego County Building Authorities	2.562	701,219
San Diego County Water Authority	2.699	1,463,127
Metropolitan Water District	0.366	1,984,192
Tri-City Hospital District	28.644	966,735
Palomar Junior College District	13.196-13.405	304,550
Vista Unified School District (1956-68 Issues)	98.483-99.928	3,948,272
Vista Unified School District (Subsequent Issues)	100.000	805,000 (6)
Buena Sanitation District	65.250	1,174,500
Vista Sanitation District	100.000	1,590,000
Vista Irrigation District	85.418	7,488,596
Other Districts	Various	394,556
Cities of Carlsbad and Oceanside	0.081-9.103	679,622
<b>TOTAL GROSS DIRECT AND OVERLAPPING BONDED DEBT</b>		<b>\$21,606,436</b>
Less: Vista Irrigation District Lake Henshaw bonds		937,035
City of Oceanside water bonds		88,570
<b>TOTAL NET DIRECT AND OVERLAPPING BONDED DEBT</b>		<b>\$20,580,831</b>

  

	Ratio To		
	Assessed Valuation	Estimated Real Value	Per Capita
Assessed valuation	-	-	\$3,432
Direct debt (\$4,753,272) (7)	2.89%	0.72%	\$ 99
Net direct and estimated overlapping bonded debt	12.50%	3.14%	\$ 429

  

(1) Compiled in cooperation with California Municipal Statistics, Inc.

(2) The 1976/77 assessed valuation is before deduction of \$16,054,792 homeowners' and business inventory exemptions, the taxes on which are paid by the State of California.

(3) State Board of Equalization reports that 1976/77 San Diego County assessed valuation averaged 25.1% of full market value. Public utility property (\$5,884,430) is assessed by the State at 25% of full market value.

(4) Percentages of San Diego County, San Diego County Water Authority, and the Metropolitan Water District are based on 1976/77 assessed valuation. All other percentages are based on 1975/76 assessed valuation.

(5) Excludes \$155,526 share of \$6,070,500 San Diego County lease-purchase obligations which are not bonded debt.

(6) Includes \$605,000 to be sold on November 30, 1976.

(7) Includes \$3,948,272 (1956-68 issues) as well as subsequent issues (\$805,000 which includes the issue currently being offered).

## OTHER INDEBTEDNESS

The District maintains lease, with option to purchase, contracts for the use of various portable facilities. The 1976/77 fiscal year lease contracts total \$13,353 as compared to \$13,704 in fiscal year 1975/76. At the end of each fiscal year the District has the option to acquire, return, or continue to rent the various portable facilities. These are obligations of the general fund and separate from the debt service redemption fund.

## EMPLOYER-EMPLOYEE RELATIONS

Certificated personnel of the Vista Unified School District are members of Vista Teachers Association, which is affiliated with the California Teachers Association. The Vista Teachers Association is the exclusive representative for certificated non-management personnel in the District. Classified non-management employees are represented by the California School Employees Association (CSEA), which is the exclusive representative for these employees.

The District completed negotiating the 1976/77 employment contracts with certificated personnel on September 10, 1976 and classified personnel on October 8, 1976. The 1976/77 Budget was adopted by the Governing Board of the District on August 5, 1976.

Effective July 1, 1976, provisions of the Rodda Act codified as Chapter 961 of the 1975 Statutes affects all school districts in California. In case of labor disputes, local grievance procedures may be operative (if established by contract), or both parties may agree to submit grievances to final and binding arbitration pursuant to rules adopted by the Educational Employment Relations Board, which administers the Act. The Act's provisions with respect to the rights, obligations, and unfair practices applicable to management and labor became effective April 1, 1976.

## PENSION PLANS

The District participates in the State of California Teacher's Retirement System (STRS). This plan covers basically all full-time certificated employees. The District's contribution to STRS for fiscal year 1975/76 amounted to \$424,243, which includes both current costs and backfunding.

The District also participates in the State of California Public Employee's Retirement System (PERS). This plan covers all classified personnel who are employed at least 50 percent of the workweek. The District's contribution to PERS for 1975/76 amounted to \$165,103, which includes both current costs and backfunding.

Both systems are operated on a statewide basis. Records are maintained in such a way that information relating to vested benefits, unfunded vested benefits, and prior service costs are not available for the District.

The State Teachers' Retirement System. This System is administered by the State of California with contributions from both employees and employers. The State of California also contributes \$135,000,000 annually until the year 2002, subject to annual legislative appropriation. The present value of these future State contributions was carried at \$1,747,624,637 on June 30, 1975.

The actuarial method used is a projected benefit cost method where level normal rates sufficient to fund benefits over the entire service life of members are computed. The contribution rates are established to fund current service and interest on the unfunded liabilities not being amortized by the state contribution (\$6,257,975,000). The System's financial statements are prepared on the accrual basis (Annual Financial Report State Teachers' Retirement System, 6/30/74).



The actuarial method used is a projected benefit cost method where level normal rates sufficient to fund benefits over the entire service life of members are computed. The contribution rates are established to fund current service and interest on the unfunded liabilities not being amortized by the state contribution (\$6,257,975,000). The System's financial statements are prepared on the accrual basis (Annual Financial Report State Teachers' Retirement System, 6/30/74).

As of June 30, 1975, the total unfunded liabilities of the State Teachers' Retirement System were: \$1,747,624,637 (State contribution which is being amortized by the \$135,000,000 annual contribution) and \$6,257,975,000 (member contribution on which interest is being paid). This unfunded total liability is \$8,005,599,637 (Annual Financial Report, State Teachers' Retirement System, 6/30/75). In 1972, legislation (AB 543) was passed to put the System on a fully funded basis over a period of thirty years. The State Teachers' Retirement System reports that further changes in the contribution rates are now under study.

The Teachers' Retirement System's actuary is Milliman and Robertson, Inc. of Seattle, Washington; Investment Counsel for equities is B A Investment Management Company, San Francisco, California; auditor is Coopers and Lybrand, Sacramento, California.

The State Public Employees' Retirement System. This system, originally established in 1931, is governed by an eleven member Board of Administration. Administrative functions are carried out under the direction of an Executive Officer with a current staff of approximately 475. As of June 30, 1975, there were 535,786 members, of which approximately 10% are classified as "safety" members (principally fire and police duties) and the balance are classified as "miscellaneous" members (management, administrative, staff, operational and clerical employees).

Approximately 33% of the members are state personnel and the balance (67%) are public agency personnel. As of June 30, 1975, the System provided retirement, death and survivor benefits under 901 contracts for about 1,900 public agency employers (cities, counties, and other public agencies) with 356,517 members. The System's funding is by employer and employee contributions together with investment income. Contributions fluctuate yearly depending on the number of members and their respective salary schedules. The annual contribution by the State of California for the 1974 and 1975 fiscal years, as reported by the State Controller, was \$162,649,578 and \$231,057,854, respectively. The System's financial statements are prepared on an accrual basis of accounting and the System's auditor is Coopers and Lybrand, Sacramento, California. Citicorp Investment Management, Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being conducted no less than every four years.

Total assets of the System at June 30, 1975 were \$7,010,663,041, according to the Annual Report of the State Controller. Of this amount, net assets of \$6,970,264,122 were available for benefits. Comparable figures for June 30, 1974 were \$6,233,924,599 and \$6,207,963,069, respectively. The unfunded obligation of the System was determined to be \$4,907,998,387 at June 30, 1974 by the independent auditors. This represents the present value of future state contributions of approximately \$2.8 billion and other member contributions of approximately \$2.1 billion. The total unfunded obligation does not take into account the provisions of Chapter 187, Statutes of 1975, which prescribed a new increased contribution rate by the state with respect to state miscellaneous members. The comparable amount for June 30, 1975, is not available.

The amount of the respective unfunded liabilities will vary from time to time depending upon the actuarial assumptions utilized, rates of return and salary scales. The present System policy is designed to satisfy the unfunded obligation by the year 2000 (Source: Retirement System).

## ECONOMY OF THE DISTRICT

The District is located in northwestern San Diego County, its 36 square miles encompassing the City of Vista, portions of the cities of Oceanside, Carlsbad, and San Marcos, and adjoining unincorporated areas. The District is about 40 miles north of San Diego, 90 miles south of Los Angeles, and 485 miles south of San Francisco. It is about six miles inland from the Pacific shoreline. The District estimates that its present population is 48,000 persons.

Until recent years the District was primarily an agricultural area devoted to the cultivation of avocados, citrus, flowers and other farm products. Agriculture still plays an important part in the economy of the area. However, the community is changing to a suburban-type residential environment. An equable climate, attractive residential areas, and access to beach, mountain, and desert recreational advantages have attracted home buyers. The pleasant semi-rural living conditions have also attracted light manufacturing firms to the District, although the industrial base is comparatively modest.

The North San Diego County Region, of which the District is a part, is the most rapidly growing part of the county. The cities of Vista, Oceanside, San Marcos, Carlsbad, and Escondido all exceeded the county's rate of population growth between January 1, 1975 and January 1, 1976, as estimated by the State Department of Finance.

The City of Vista accounts for approximately 63 percent of the District's total population, and about the same percentage of its assessed valuation.

## CITY OF VISTA

The area comprising the present-day City of Vista was once a Spanish land grant known as Buena Vista Rancho. Located in an elongated valley east of Carlsbad, the city covers twelve square miles and lies at an elevation of 160 to 300 feet above sea level in a smog-free climate zone. The city's present population exceeds 29,000.

The City of Vista was incorporated January 28, 1963 as a general law city. Vista has the Council-Manager form of government, with an elected five-member city council, one of whom holds the title of Mayor. A city manager, appointed by the council, manages city departmental operations.

Public safety is a responsibility of the San Diego County Sheriff's Department. The Vista Fire Department, through a joint powers agreement, covers an area of 23 square miles. It is staffed by 35 professional firemen. The Vista Irrigation District supplies water throughout the community area.

The City of Vista, along with Oceanside and Carlsbad, is part of the so-called Tri-City Area, frequently treated as a separate area in studies of the North County economy. Oceanside (population 59,000) is the largest of the three cities, while Carlsbad (population 20,050) is the smallest.

## POPULATION, HOUSING AND INCOME

A special census in April 1975 by the County Planning Department and the State Department of Finance disclosed a population of 28,302 in the City of Vista, nearly 15 percent greater than the 1970 Federal Census. The city was not incorporated in 1960, hence previous Census data are not available. At January 1, 1976, the State Department of Finance estimated a city population of 29,150.



As noted in the summary below, the city's population grew at a greater rate than that of the county between 1970 and 1976.

#### POPULATION GROWTH

Year	City of Vista	Percent Change	San Diego County	Percent Change
1950	(1)	--	556,808	--
1960	(1)	--	1,033,011	85.5%
1970	24,688	--	1,357,854	31.4
1976	29,150	18.1%	1,590,700	17.2

(1) Unincorporated.

Source: State Department of Finance.

The County Planning Department has compiled 1975 special census data by subregional areas, geographical units utilized for analytical and planning purposes. The Vista Subregional Area corresponds roughly with boundaries of the District. The estimated population of this area was 35,500 at April 1, 1975.

Median household income for the Vista Subregional Area in the special census was \$9,751, compared with \$8,358 in the neighboring community of Oceanside, \$11,733 in San Marcos, which borders the District to the east, and \$12,474 in the Carlsbad Subregional Area.

The comparable countywide median was \$10,982. Within the Vista Subregional Area, 1,929 families reported household incomes of \$15,000 or more.

The Vista Subregional Area contained 13,641 housing units in April 1975, composed of the following: single family homes 9,189; multi-family units 2,891; and mobile homes 1,561.

Home values are not available for subregional areas. In the City of Vista, the median value of owner-occupied homes in the 1970 Census of Housing was \$20,500, and the median monthly rental was \$119. Comparable county figures were \$22,200 and \$117, respectively. During the first half of 1976, the average permit value of new single-family homes in the city was \$40,700, exclusive of land, compared with a countywide average value of \$39,887.

#### EMPLOYMENT

The labor force in the Vista Subregional Area at April 1975, was composed of 667 military personnel, 10,467 employed civilians, and 1,026 unemployed civilians, the latter representing an unemployment rate of 8.4 percent. Students aged 16 years or older numbered 1,650, and were not considered part of the labor force.

The City of Vista has analyzed employment data from the 1975 census. Of the 8,270 city residents employed, the leading occupational classifications were services (personal, business, education) and government. The principal places of employment were City of Vista, Oceanside-Carlsbad, Camp Pendleton, and Escondido-San Marcos, in that order.

In addition to the work centers noted above, a number of District residents commute to San Diego. This is discussed more fully in the section on San Diego County.

The largest employers in the Tri-City Area are identified in the listing on page 20. The distribution of employment by industry appears on page 21.

## CAMP PENDLETON

Immediately north of Oceanside is the 125,324 acre U.S. Marine Corps Base, Camp Joseph H. Pendleton, the world's largest Marine base and home of the 1st Division. The base includes facilities for intermediate and advanced training, a helicopter air wing, engineer, communications, amphibious tractor, and combat service units.

In 1975 Camp Pendleton had a total base population of 40,719, an increase of 15 percent over 1974. Total payroll for the year was \$176,200,000, of which \$35,400,000 was paid to civilian employees, according to the Oceanside Chamber of Commerce.

### TRI-CITY AREA (VISTA, OCEANSIDE, CARLSBAD) LARGEST EMPLOYERS

Company	Product or Service	No. of Employees
Oceanside Unified School District	Education	1,000
Vista Unified School District*	Education	860
Tri-City Hospital District	Hospital	634
Plaza Camino Real	Shopping center	625
Hughes Aircraft Co., Industrial Products Division	Industrial products	531
Deutsch Co., E.C.D.	Electrical connectors	500
Pacific Telephone	Communications	500
City of Oceanside	Government	483
Burroughs Corporation	Computer components	450
ACDC Electronics, Inc.	DC power supplies, transformers	400
Kraft Systems, Inc.*	Radio communications equipment	400
Carlsbad Unified School District	Education	397
Sargent Industries, Stillman Seal Division	Seals, molded rubber products	335
Frazee Flowers, Inc.	Nursery	250
City of Carlsbad	Government	213
Swan Electronics	Electronic equipment	157
K-Mart	Retail department store	131
Edwin Frazee, Inc.	Bulb growing and processing	125
City of Vista*	Government	119
Vista Center*	North County Court Building	111
North County Community Hospital	Hospital	108
Atlas Radio, Inc.	Radio/TV transmitting, signaling equipment	94
Dyna-Med, Inc.	Emergency medical supplies	90
Blade-Tribune	Newspaper	85
Beckman Instruments, Inc.	Microbics, biochemicals	75
Monitor Products Co., Inc.	Crystal and electronic manufacturer	75
San Diego Gas & Electric, Encina Plant	Utility	70
Crystal Silica Company	Silica	63
Oceanside Beachwear, Inc.	Women's clothing	60
Vista Press*	Daily newspaper	50
F. Fashions	Men's clothing	50
Lancer Pacific	Orthodontic products	50
Magneddyne, Inc.	Electric motors	50
Stewart Apparel Manufacturing	Women's clothing	50

\* Located in the District.

Sources: San Diego County Industrial Directory and original sources.

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TRI-CITY CIVILIAN EMPLOYMENT 1972

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Industry	Number of Estab- lishments	Number of Employees	Percent of Total Employees
Agriculture	85	1,311	5.5%
Construction	224	1,874	7.9
Manufacturing	48	1,960	8.3
Transportation, Utilities	55	1,037	4.4
Trade	621	5,778	24.4
Finance, Insurance, Real Estate	124	767	3.2
Services	568	4,180	17.7
Government	129	3,906	16.5
Other Non-Agriculture	670	2,859	12.1
Total	2,524	23,672	100.0%

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Source: 1972 Employment Inventory, Comprehensive Planning  
Organization of San Diego Region.

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COMMERCIAL ACTIVITY

Taxable sales within the District are available only for the City of Vista. In 1975, a total of 627 sales outlets in the city reported taxable transactions exceeding \$58,000,000. Compared with 1971, this was an increase of over 25 percent in number of outlets and nearly 71 percent in dollar value of taxable sales. The steady growth in the city's commercial activity during this period is presented in the accompanying summary of taxable sales by individual years. As reflected here, the city gained an additional 45 commercial outlets between July 1, 1975 and January 1, 1976.

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CITY OF VISTA  
Taxable Sales

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Year	Permits July 1	Taxable Transactions
1971	500	\$34,264,000
1972	545	41,393,000
1973	556	48,607,000
1974	581	52,977,000
1975	627	58,511,000
1976 (3 mos.)	672 (1)	15,570,000

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(1) As of January 1.  
Source: State Board of Equalization.

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A breakdown of 1975 taxable sales in the City of Vista by type of outlet is presented on page 22.



CITY OF VISTA  
Taxable Transactions 1975

Business	No. of Permits	Taxable Transactions
Apparel stores	14	\$ 910,000
General merchandise	10	2,590,000
Drug stores	7	1,860,000
Food stores	25	9,072,000
Packaged liquor stores	6	1,766,000
Eating and drinking places	51	5,989,000
Home furnishings, appliances	22	2,932,000
Building materials, farm implements	14	3,228,000
Auto dealers, auto supplies	19	7,445,000
Service stations	27	8,966,000
Other retail stores	66	6,300,000
Retail Stores Totals	261	\$51,058,000
All other outlets	366	7,453,000
Totals All Outlets	627	\$58,511,000

Source: State Board of Equalization.

CONSTRUCTION

Building permit activity in the City of Vista was very strong in the first eight months of 1976, exceeding \$14 million. This level was substantially higher than the full-year total for either 1974 or 1975.

During the past 5½ years, residential permits have accounted for approximately 73 percent of the total dollar value of construction permits issued by the city. In terms of the number of housing units, multiple units have outnumbered single-family units 1,605 to 1,206.

A tabulation of permit values by type of construction in the city since 1971 is presented below.

CITY OF VISTA  
Building Permit Valuation  
(Thousands of Dollars)

	1971	1972	1973	1974	1975	1976 (8mos)
Value: Residential	\$ 8,007	\$13,577	\$15,210	\$7,074	\$6,606	\$10,607
New Commercial	1,112	2,513	3,317	815	721	2,841
All Other	5,585	1,801	1,361	334	1,665	967
Total	\$14,704	\$17,891	\$19,888	\$8,223	\$8,992	\$14,415
Number of New Housing Units:						
Single-Family	212	262	301	126	158	147
Multi-Family	201	476	551	164	4	209
Total	413	738	852	290	162	356

Source: "California Construction Trends", Security Pacific Bank.

## NORTH SAN DIEGO COUNTY COURT CENTER

Vista Center, located in an attractive hillside setting in the southwestern part of the city, contains county and municipal courts serving the northern part of San Diego County. Housed here are county offices, three Superior Courts, the County Sheriff's Department, and a maintenance garage. Adjacent to the courts building is a 4,400 square-foot library, part of the county library system. A total of 111 persons are now employed at the Center, including three shifts of the Sheriff's Department.

Under construction on adjoining acreage are additional facilities to house administrative offices, municipal court and superior court rooms, judges' chambers, a sheriff's substation and jail, and a branch automobile service center. The expanded Vista Center will cover 227,000 square feet and require 200-250 employees.

## AGRICULTURE

The District is located in a prime agricultural area which produces citrus crops, avocados, cut flowers, ornamental nursery stock, strawberries, and poultry products. The diversification of crops throughout the North County area, as well as in San Diego County generally, made possible by a mild climate and good soil. During the past 13 years the growing season in the Vista area has averaged 323 days annually, according to the U.S. Department of Commerce.

## TRANSPORTATION

The District lies between Interstate 5, the principal north-south route through California, which follows the coast in this part of the state, and Interstate 15, the inland highway connecting San Diego and the Riverside-San Bernardino Metropolitan Area. Linking these two major highways is State Highway 78, which traverses the District and connects Escondido with the Oceanside-Carlsbad area on the coast, and State Highway 76, which joins I-15 north of Escondido. Well maintained county roads serve the District.

Rail service to the District is provided by the Atchison, Topeka, and Santa Fe Railway, whose tracks generally parallel State Highway 78 through the District.

Greyhound Bus Lines schedules motor transportation to major regional points. Local and inter-urban bus service in the North County area is provided by the Oceanside Transportation System, which serves Oceanside, Vista, San Marcos, and Escondido.

General aviation facilities are available at the county-operated Palomar Airport, located in Carlsbad, and at Oceanside Municipal Airport. Palomar Airport, open 24 hours, has a 4,700-foot runway, 201 based aircraft, and logs more than 190,000 annual operations. An FAA control tower is open from 7 A.M. until 11 P.M. daily, and oversees VASI, ALS and ILS landing aids. Proposed future development includes plans to extend the runway to 5,100 feet and to build a second runway to the north. Palomar Airport is the focus of a growing industrial complex.

Regularly scheduled passenger and air cargo service to all points is available at San Diego Municipal Airport (Lindbergh Field), less than an hour's drive via freeway south of the District. Deepwater transportation is available at the Port of San Diego, approximately the same distance.

## UTILITIES

Electricity and natural gas are supplied to the District by San Diego Gas and Electric Company. Telephone service is furnished by Pacific Telephone Company. The City of Vista, along with the

City of Carlsbad and the San Marcos County Water District, participates in the ownership and operation of Encina Water Pollution Control Facility, a wastewater treatment plant located at Encina Road and Palomar Airport Road in Carlsbad.

## EDUCATION

Public education beyond the secondary grades is available at Palomar College, located in the City of San Marcos, with day and evening enrollment of 12,987 in the fall of 1975, and at Mira Costa College (enrollment 3,891) in Oceanside. Both are community colleges supported by local taxes and offer the Associate in Arts or Associate in Sciences certificate in various vocational and academic pursuits.

The San Diego campus of the University of California is located south of the District at La Jolla, about eight miles north of San Diego. The University offers graduate and undergraduate instruction at four colleges. The campus serves as headquarters for the University's Institute of Marine Resources and includes the long-established and celebrated Scripps Institution of Oceanography. The University enrolled 8,808 in the fall of 1975. There is a School of Medical and Health Sciences in the educational complex which enrolled 790 graduate students in 1975.

Other four-year degree institutions in the Metropolitan San Diego area include San Diego State University (enrollment 19,505), University of San Diego, a private institution enrolling 3,095, United States International University (enrollment 1,953), and Point Loma College, a newly established facility with enrollment exceeding 1,460.

San Diego State University offers the bachelor's degree in 54 fields, and the master's degree in 42. There are doctorate programs in chemistry, genetics and ecology at this campus.

The University of San Diego (Catholic) offers the Master's degree in ten fields and awards the Juris Doctor degree at its School of Law. United States International University operates a law school and a school of the visual and performing arts.

## FINANCIAL INSTITUTIONS

Financial services in the District are provided by branch offices of Bank of America NT & SA, the Chartered Bank of London, (3 branches), Vista National Bank, First National Bank of Vista, Security Pacific National Bank, (2 branches), Southern California First National Bank, Southwest Bank, West Coast National Bank, Allstate Savings and Loan, Mutual Savings and Loan, and Oceanside Federal Savings and Loan Association (3 offices).

## COMMUNITY FACILITIES AND RECREATION

The District is located in the Tri-City Hospital District, which operates a modern 171-bed hospital at Oceanside. Additional medical care is available at the 240-bed Palomar Memorial Hospital in Escondido, about ten miles east of the District, and at the 67-bed Oceanside Community Hospital.

Local news coverage is provided by the Vista Press, published six days a week, the daily Blade-Tribune of Oceanside, the twice-weekly Carlsbad Journal, and the daily Times-Advocate of Escondido. The San Diego Union and Evening Tribune both include special coverage of the North Coast in their editions.



The major television networks are received in the District from both San Diego and Los Angeles. Radio stations KMLO in Vista, KUDE (AM and FM) in Oceanside, KARL (FM) in Carlsbad, and KOWN in Escondido broadcast locally.

Library facilities in Vista are housed in a new building located adjacent to the Vista Center North County Court Complex.

The Vista Fire Department serves approximately 45,000 citizens, including the city limits of Vista and 23 square miles within the Vista Fire Protection District. The department has 35 firemen, five pumpers, an ambulance, and a salvage rescue unit. Police services are furnished by offices of the County Sheriff, located in the North County Court Complex at Vista.

The Vista Parks and Recreation Department operates five parks consisting of over 68 acres, a community center, and recreational facilities at two secondary schools.

Located near the District are six 18-hole golf courses and two 9-hole courses, including San Luis Rey Country Club and Resort and La Costa Country Club, site of the national Tournament of Champions. The Carlsbad Raceway, a short distance south of the District, features auto racing.

A few miles east of Escondido on State Highway 78 is the new San Diego Wild Animal Park, a wild-life preserve covering 1,800 acres. An electric monorail train takes visitors on a five-mile guided tour through exhibit areas of Eastern, Northern, and Southern Africa and the Asian Plains and Swamps.

Near the District are Pacific Ocean beaches, including eight state or county beaches. There is a deep sea sport fishing landing at Oceanside.

Less than an hour's drive from the District are the many recreational and cultural advantages of the City of San Diego. The Mexican border is 17 miles south of San Diego, affording opportunities for jai alai matches and bull fights at Tijuana, horse racing at Agua Caliente, and excursions in Mexico. Mount Palomar Observatory and a newly opened ski area lie within one hour's driving time in the Cleveland National Forest, northeast of the District.

## SAN DIEGO COUNTY

Metropolitan San Diego (San Diego County), an important industrial, military, research and oceanographic center, has been one of the fastest growing areas of the United States. The Metropolitan Area extends 70 miles along the Pacific Coast from the Mexican border to Orange County. It is bounded on the northeast by Riverside County and extends inland 75 miles to Imperial County. Encompassing 4,255 square miles, the county is approximately the size of the State of Connecticut. The San Diego area is one of the oldest settled sections of the United States. The Bay of San Diego was discovered in 1542 by the Portuguese explorer Cabrillo, and in 1769 Father Junipero Serra founded the Mission San Diego de Alcalá, the first in the chain of 21 California missions. Mission San Luis Rey, located near the District, was founded in 1798 as the 18th Franciscan Mission in Alta California.

The topography of San Diego County varies from broad coastal plains to fertile inland valleys and mountain ranges to the east, rising to an elevation of 6,500 feet. Eastern slopes of these mountains form the rim of the Anza-Borrego Desert and the Imperial Valley. Climate is equable in the coastal and valley regions where most of the population and resources are located. Maximum daily temperatures along the coast average 70.8 degrees and mean temperatures vary only 14 degrees between the warmest and coldest months. Average rainfall in the coastal areas is approximately ten inches.

### EMPLOYMENT

Total civilian employment in San Diego County was 560,000 in August 1976, a gain of 11,500 from the year-ago period. The unadjusted unemployment rate was 11.3, and the seasonally adjusted rate was 11.7 percent. Both were lower than comparable 1975 rates. Government employees account for approximately 25 percent of all nonagricultural wage and salary workers, followed by trade, services, and manufacturing occupations. Overall employment totals in the San Diego area have steadily increased. Largest numerical gains in payrolls between 1971 and 1975 were registered by services, state and local government, and retail trade, respectively. The table below shows non-agricultural civilian employment year-to-year comparisons during this period.

The most important industries in the San Diego area, based on payrolls, are aircraft and parts, shipbuilding and repair, communications equipment, office equipment, computers, printing and publishing, and food processing. There are more than 1,100 manufacturing firms in the Metropolitan Area.

METROPOLITAN SAN DIEGO					
Non-Agricultural Civilian Employment					
(000's)					
	Annual Averages				
	1971	1972	1973	1974	1975
Construction	23.6	26.7	28.6	23.1	20.3
Manufacturing (durables)	50.8	50.4	54.7	59.9	57.6
Manufacturing (nondurables)	12.7	13.9	14.6	15.6	14.5
Transportation, utilities	21.2	22.1	23.1	23.2	22.6
Trade (wholesale)	13.3	13.7	15.4	16.6	16.7
Trade (retail)	75.1	78.7	84.3	87.9	92.0
Finance, real estate	19.7	22.1	23.7	24.9	24.6
Services	79.0	84.3	91.4	95.9	97.0
Government (federal)	33.2	34.5	35.7	36.9	37.2
Government (state and local)	68.8	75.0	78.3	80.2	86.4
Other non-agricultural	.6	.5	.5	.5	.5
Total Non-agricultural Employment	398.0	421.9	450.3	464.7	469.4

Source: State Department of Employment Development.

## AGRICULTURE

San Diego County ranks among the top 20 counties in the nation in dollar value of agricultural production. In 1975 the county's farm output was valued at more than \$292 million, about 22 percent higher than the 1974 total gross value. Cultivated acreage increased 11.7 percent during the year to a total of 68,176 acres.

Following is a listing of the leading farm commodities in San Diego County for 1975, a summary of gross agricultural production values for the most recent four-year period, and selected economic indicators.

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### SAN DIEGO COUNTY Leading Crops 1975

Tomatoes	\$56,374,000	Nursery Products	\$9,129,000
Eggs	46,620,000	Cattle and Calves	7,872,000
Avocados	36,863,000	Carnations	6,426,000
Milk	25,228,000	Lemons	6,307,000
Valencia Oranges	19,973,000	Strawberries	6,097,000

Source: County Department of Agriculture, Weights and Measures.

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### SAN DIEGO COUNTY Gross Value of Agricultural Production

Commodity	1972	1973	1974	1975
Field crops	\$ 1,126,200	\$ 3,084,800	\$ 2,727,350	\$ 3,702,300
Fruits and nuts	40,624,300	56,913,000	54,033,610	75,656,510
Vegetables	35,980,200	41,184,300	60,339,000	67,893,000
Nursery products	31,055,000	37,283,000	40,135,000	61,089,000
Livestock and poultry	14,327,000	10,274,000	9,686,000	10,953,000
Animal products	44,365,000	69,403,000	72,640,000	72,105,000
Apiary	33,000	1,200,000	300,000	836,000
Total	\$167,510,700	\$219,342,100	\$239,860,960	\$292,234,810

Source: County Department of Agriculture, Weights, and Measures.

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SAN DIEGO COUNTY  
Economic Indicators  
(\$000's omitted)

Indicator	1971	1972	1973	1974	1975
Bank Debits	\$37,500,733	\$48,470,479	\$55,564,422	\$69,783,650	\$85,509,206
Taxable sales	2,777,201	3,293,149	3,833,391	4,296,856	4,740,460
Value of Manufac- tured Products	1,710,000	1,822,000	2,165,000	2,446,000	2,940,800
Scheduled Airline Passengers	3,464,174	3,915,395	4,274,286	4,410,972	4,490,668
Electric Consumption (000 KWH)	6,436,712	7,001,214	7,489,360	7,347,300	7,801,589

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Sources: State Board of Equalization and San Diego Chamber of Commerce.

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